

**Minutes of Land Use, Parks and Environment (LUPE) Committee**  
**Tuesday, September 15, 2015**

Chair Jaske called the meeting to order at 8:30 a.m. and led the committee in the Pledge of Allegiance.

**Committee Present:** Supervisors Pauline Jaske, Eric Highum, Jim Batzko, Bill Mitchell, Keith Hammitt.

**Absent:** Jennifer Grant, Tom Schellinger.

**Also Present:** Legislative Policy Advisor Sarah Spaeth, Parks and Land Use Director Dale Shaver, Planning and Zoning Manager Jason Fruth, Programs and Projects Analyst Windy Jicha, Park System Manager David Burch, Budget Management Specialist Bill Duckwitz.

**Approve Minutes of August 18, 2015**

Motion: Hammitt moved, Batzko second, to approve the minutes of August 18, 2015. Motion carried 5-0.

**Executive Committee Report of September 14, 2015**

Jaske reported that at the September 14, 2015 meeting, the committee approved one ordinance and reviewed all capital projects.

**Future Meeting Dates**

- October 6, 2015 (budget reviews)
- October 20, 2015 (regular business)

**Legislative Update**

Spaeth updated the committee on bills relating to shoreland zoning changes, nonviolent juvenile offenders and library system board membership.

**Discuss and Consider Ordinance 170-O-049: Amend the Text of the Town of Mukwonago Zoning Code to Modify Subsection 82-21(a)(2) Relating to Notice Requirements for Public Hearings (ZT-1813)**

Fruth said this minor amendment to the Town of Mukwonago zoning code would change public notice requirements for rezoning and conditional use and board of adjustment requests, allowing the town to notify owners, including owners of commonly held outlots, within 300 feet of subject parcels, to be notified by mail. The amendment also removes requirements that pending actions or requests be posted near subject properties. In response to Jaske's question, Fruth said approval of this ordinance does not change requirements for published public notices.

Motion: Hammitt moved, Mitchell second, to approve Ordinance 170-O-049. Motion carried 5-0.

**Discuss and Consider Ordinance 170-O-050: Year 2015 Approval of Amendment to the Comprehensive Development Plan for Waukesha County (Poplar Creek Club, LLC), Section 29, T7N, R20E, Town of Brookfield**

Fruth explained the unusual timing of this amendment to the county's comprehensive development plan. He pointed out the subject property, surrounding zoning designations and expected changes to the area on a map. The owners would like to change zoning of the property to the mixed use category allowing for a mixture of both residential and commercial use. Both the Town of Brookfield and county staff support the zoning change as it is the best use of the property. Fruth said the rezone supports the redevelopment plan for the immediate area and provides housing on Bluemound Road. The rezone also fits well into the current redevelopment happening near Bluemound and Barker Roads.

In response to Highum's questions, Fruth said the developer will be building high-end apartments ranging from studio sized to two bedrooms. Fruth said the developer plans on installing traffic calming measures to increase pedestrian safety.

Motion: Batzko moved, Highum second, to approve Ordinance 170-O-050. Motion carried 5-0.

**Discuss and Consider Ordinance 170-O-051: Amend the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map of the Town of Vernon by Conditionally Rezoning Certain Lands Located In Part of the NW ¼ of Section 11, T5N, R18E, Town of Vernon, Waukesha County, Wisconsin, from the R-1 Residential District to the B-2 Local Business District (SZ-1814)**

Fruth said approval of this ordinance would allow a resident in the Town of Vernon to divide and rezone his property. A residence will occupy one of the newly divided lots while the owner's business, a chiropractic clinic, will occupy the other. The fire department and department of public works will work with the owner on locating the shared driveway which will be situated on both properties.

Motion: Mitchell moved, Hammitt second, to approve Ordinance 170-O-051. Motion carried 5-0.

**Discuss and Consider Ordinance 170-O-052: Amend the Text of the Town of Eagle Zoning Code to Modify Subsection 3.03 (6)(a)(4) of the Town of Eagle Zoning Code to Allow Accessory Buildings to be Located in Front of the Principal Building with Town Approval (ZT-1816)**

Fruth said this ordinance amends the Town of Eagle zoning code to allow outbuildings to be located in front of the house if certain safeguards are met. The zoning change will provide the town flexibility.

Motion: Batzko moved, Highum second, to approve Ordinance 170-O-052. Motion carried 5-0.

**Discuss and Consider Resolution 170-R-003: Amend the Sanitary Sewer Service Area for the Village of Mukwonago, Waukesha County, Wisconsin**

Fruth said the Village of Mukwonago is proposing a sewer area for all land in or planning to be in the village. The bulk of this sewer service area is south of the Walworth-Waukesha County line. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has warned the village to plan for capacity and requests the county acknowledge and support the amendment.

Motion: Hammitt moved, Batzko second, to approve Resolution 170-R-003. Motion carried 5-0.

**Review and Discuss the 2016–2020 Capital Projects Plan Relative to Land Use, Parks and Environment (Items 40-52)**

Shaver and Burch presented the following projects.

Item 40 Energy Efficiency Improvements – In 2015 and 2016 LED lighting will be installed at Wanaki and Naga-Waukee Golf Courses and the Retzer Nature Center. In 2017 funding will be used to install LED lighting at parks.

Motion: Hammitt moved, Batzko second, to approve item 40. Motion carried 5-0.

Item 41 Wanaki Golf Course Bridge Replacement – Project budget changes reflect inflationary increases and scope changes reflect timeline changes. Per Jaske's request, Shaver showed the committee the location of course bridges on a map and sites that historically flood during heavy rains. Shaver explained how flooded

and disabled bridges affect course revenue. In response to Mitchell's question, Shaver said the department will seek state stewardship grant funding for the project. The department is also looking for ways to use the course and facilities year round.

Motion: Mitchell moved, Hammitt second, to approve item 41. Motion carried 5-0.

Item 42 Waukesha-Brookfield Multi-Use Trail – There is a cost adjustment for this project due to a grant award from the Wisconsin Department of Transportation through the Federal Transportation Alternatives Program (TAP). WisDOT requested a one-year project delay to work on design issues.

Motion: Hammitt moved, Batzko second, to approve item 42. Motion carried 5-0.

Item 43 Park Beach Area Renovations – The department is recommending park beach area renovations at Mukwonago and Minooka Parks be deferred at this time and replaced with capital project 201605: Menomonee Beach House Renovation to reflect facility use levels and recent challenges associated with lifeguard staffing. The department will use the remaining \$15K in the project to analyze Mukwonago Park use and demographics in-house. In response to Mitchell's question, Shaver explained how the department keeps track of beach populations and how parks users were alerted to swim-at-your-own-risk designations at Minooka and Mukwonago Parks. Highum supports the department's decision to eliminate this project. Per Jaske's request, Shaver agreed to include details about the former project in the project summary.

Motion: Highum moved, Hammitt second, to approve item 43 with additional details added to the project sheet related to the former scope and description. Motion carried 5-0.

Item 44 Camp Pow Wow Expansion – This project is delayed to allow project and funding partner, Rights of Citizens with handicaps (ARCh), more time for fundraising. In response to Jaske's request, Shaver provided general information about parks' operating expenses and revenues.

Motion: Hammitt moved, Mitchell second, to approve item 44. Motion carried 5-0.

Item 45 Minooka Restroom Shelter – The cost reduction for this project is related to the decision to build a less expansive restroom shelter. Construction of the shelter has been moved from 2016 to 2017. In response to Jaske's question, Shaver said the project budget includes the cost of demolishing the existing shelter.

Motion: Batzko moved, Highum second, to approve item 45. Motion carried 5-0.

Item 46 Menomonee Park Beach House Expansion and Renovation – Shaver introduced this new project which will expand and renovate the beach house at Menomonee Park. Shaver contacted the Boy Scouts about the possibility of a capital donation in exchange for reductions in future use costs. In response to Hammitt and Jaske's questions, Shaver said the county is seeking a \$300K donation for the project from the Boy Scouts and ARCh. The project will be delayed if the donations are not secured. Shaver answered Highum's question related to which county parks are most heavily used.

Motion: Hammitt moved, Mitchell second, to approve item 46. Motion carried 5-0.

Item 47 Retzer Nature Center MRF Education Space Renovation – This new project remodels the Retzer Nature Center Learning Center to incorporate classroom and exhibit space for Waukesha County's recycling

education program that was displaced when the material recycling facility (MRF) was moved to the City of Milwaukee. MRF fund balance will be used to fund this project. In response to Mitchell's questions, Shaver talked about programs and the volume of rentals at the facility. The partnership with the Waukesha School District with the planetarium is working well. In response to Highum's questions, Shaver explained why the cost per square foot for remodeling this project is so high. In response to Jaske's question, Shaver said the closet at the facility will be repurposed to increase efficiencies.

Motion: Batzko moved, Highum second, to approve item 47. Motion carried 5-0.

Item 48 Lake Country Trail STH 67 Underpass – This new project is in response to a WisDOT project to install a box tunnel as part of the STH 67 construction project. The county and City of Oconomowoc will collaborate to construct entrances and exits to the box tunnel to enhance Lake Country Trail user safety. The county's expected cost is \$227,000. In response to Jaske's question, Burch explained the drainage system that will be used in the tunnel. In response to Highum's question, Shaver reviewed the project timeline.

Motion: Highum moved, Hammitt second, to approve item 48. Motion carried 5-0.

Item 49 Nagawaukee Ice Arena Dashboard Project – This new project replaces dashboards at the Nagawaukee Ice Arena.

Motion: Batzko moved, Hammitt second, to approve item 49. Motion carried 5-0.

Item 50 2020 Orthophotography – This project is done every five years in conjunction with SEWRPC to create digital terrain models to complete the ortho-rectification process.

Motion: Batzko moved, Mitchell second, to approve item 50. Motion carried 5-0.

Item 51 Pavement Management Plan 2013-2017 and Item 52 Pavement Management Plan 2018-2022 – These perennial projects help maintain pavement in Waukesha County parks. In response to Jaske's question, Shaver explained how these contracted projects are bid. In response to Mitchell's question, Shaver said his decision to eliminate all paving projects in 2013 to save money did not go as intended due to the unanticipated harsh winter in 2013. Highum talked about the importance of implementing projects as engineered for the best long-term outcomes.

Motion: Hammitt moved, Mitchell second, to approve item 51. Motion carried 5-0.

Motion: Batzko moved, Hammitt second, to approve item 52. Motion carried 5-0.

Motion: Batko moved, Mitchell second, to adjourn the meeting at 10:40 a.m. Motion carried 5-0.

Respectfully submitted,

Jim Batzko  
Secretary